



# City of Norfolk

Office of the City Manager

C: Dir., Planning & Community Development

July 18, 2006

To the Honorable Council  
City of Norfolk, Virginia

Re: General Plan Amendment & Change of  
Zoning – 851-859 Norview Avenue C-2  
(Corridor Commercial) to conditional R-  
11 (Moderate Density Multiple-Family  
Residential).

Ladies and Gentlemen:

I. **Recommended Action:**

Adopt ordinance for General Plan Amendment and Change of Zoning.

II. **Overview**

This agenda item permits a rezoning on premises located at 851-859 Norview Avenue. This 4.2 acre site was previously used as an automobile storage facility and a landscaping business.

III. **Analysis**

A. **General**

The applicant, who withdrew a proposal earlier this year to develop on this site is now requesting to redevelop 3.05 acres of the site into three, two-story, townhouse-style buildings containing 27 condominium units. Parking will be provided in front of the units. A total of 54 parking spaces will be provided. The site will be accessed by two driveways from Norview Avenue.

B. **Fiscal**  
N/A

C. **Environmental**  
N/A

D. Community Outreach/Notification

In accordance with the Norfolk City Charter and Virginia state law, a legal notice was posted in the Virginian Pilot on July 4, 2006 and July 11, 2006. Additionally, the Greenhill Farms Sewells Gardens, Norfolk Gardens and Norview residential neighborhoods were sent a notice of the public hearing.

IV. Board/Commission Action

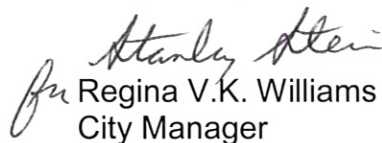
**By a 7 to 0 vote**, the Planning Commission unanimously recommends **approval** of the proposed rezoning be approved subject to the conditions:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The maximum number of condominium units shall be 27.
- 3) The portion of the property abutting Norview Avenue and surrounding the entrances shall be bermed and/or landscaped in conformity with Chapter 17 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Landscaping and Buffers."

V. Conclusion

It is recommended that the City Council approve the ordinance as presented including conditions.

Respectfully submitted,

  
Regina V.K. Williams  
City Manager

6/14/06 trr

Form and Correctness Approved:

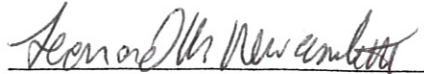
Contents Approved:

By

  
Office of the City Attorney

NORFOLK, VIRGINIA

By

  
DEPT.**ORDINANCE No.**

AN ORDINANCE TO AMEND THE GENERAL PLAN OF NORFOLK, 1992, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 851 AND 859 NORVIEW AVENUE FROM COMMERCIAL/OFFICE TO MEDIUM DENSITY RESIDENTIAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the land use designation set forth in The General Plan of the City of Norfolk, 1992, for the property located at 851 and 859 Norview Avenue is hereby changed from Commercial/Office to Medium Density Residential. The property which is the subject of this change in land use designation is more fully described as follows:

Property extending 335 feet, more or less, along the southern line of Norview Avenue beginning 331 feet, more or less, from the western line of Norview Arch and extending westwardly; premises numbered 851 and 859 Norview Avenue.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

6/14/06 trr

Form and Correctness Approved:

Contents Approved:

By

Office of the City Attorney

NORFOLK, VIRGINIA

By

DEPT.

**ORDINANCE No.**

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 851  
AND 859 NORVIEW AVENUE FROM C-2 (CORRIDOR  
COMMERCIAL) TO CONDITIONAL R-11 (MULTIPLE-FAMILY  
RESIDENTIAL)

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 851 and 859  
Norview Avenue is hereby rezoned from C-2 (Corridor  
Commercial) to Conditional R-11 (Multiple-Family  
Residential). The property which is the subject of this  
rezone is more fully described as follow:

Property extending 335 feet, more or less, along  
the southern line of Norview Avenue beginning 331  
feet, more or less, from the western line of  
Norview Arch and extending westwardly; premises  
numbered 851 and 859 Norview Avenue.

Section 2:- That the property rezoned by this  
ordinance shall be subject to the following  
conditions:

- (a) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- (b) The maximum number of condominium units shall be 27.
- (c) The portion of the property abutting Norview Avenue and surrounding the entrances shall be bermed and/or landscaped in conformity with Chapter

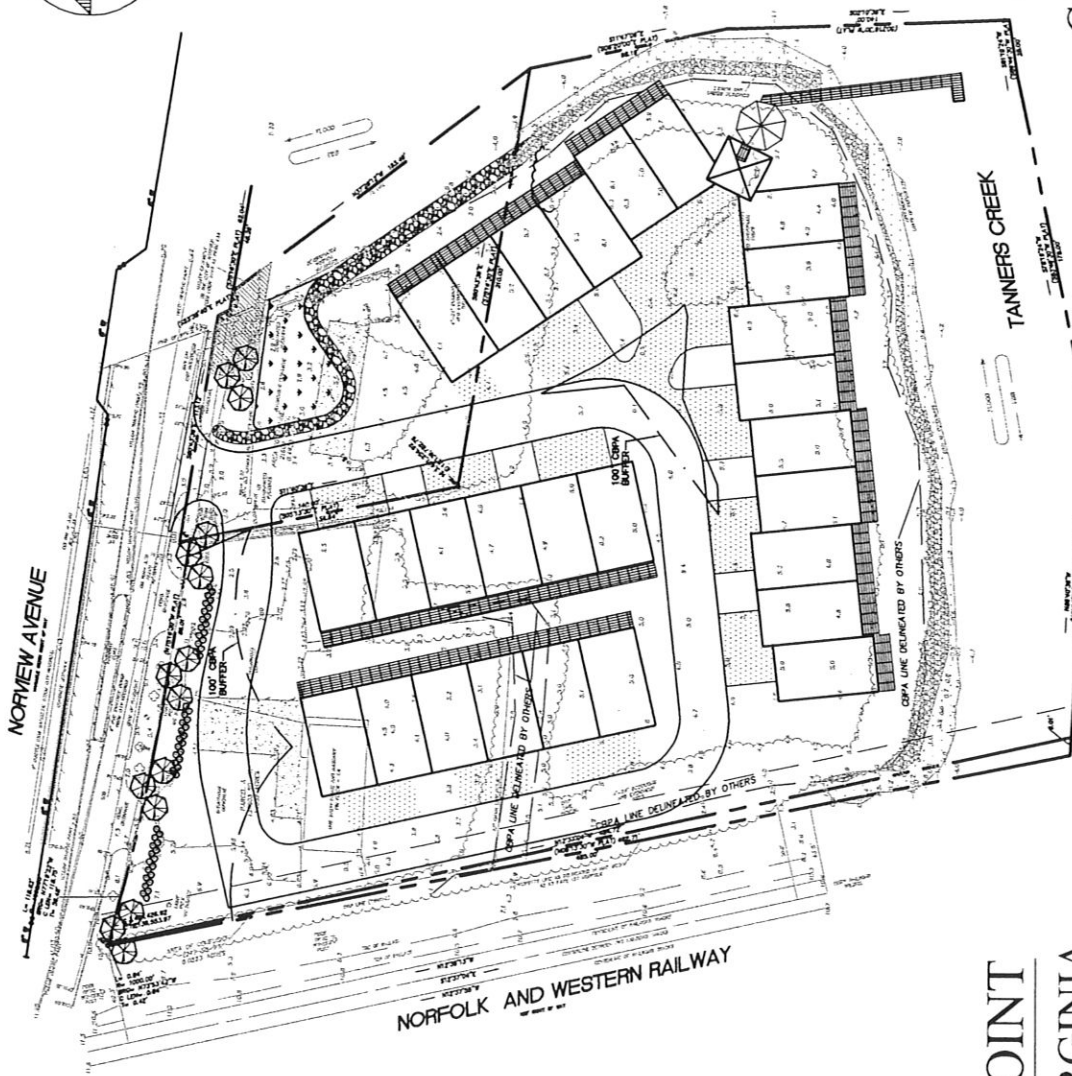
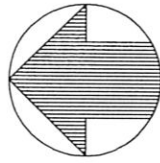
17 of the Zoning Ordinance of the City  
of Norfolk, 1992 (as amended), entitled  
"Landscaping and Buffers."

Section 3:- That this ordinance shall be in effect  
from the date of its adoption.

ATTACHMENT  
Exhibit A (1 page)



# EXHIBIT "A"



EXISTING SITE ZONING: C-2  
 PROPOSED SITE ZONING: R-13  
 PARCEL AREA: 3.65 AC.  
 TOTAL UNITS: 27  
 PARKING REQUIRED: 52 SPACES  
 PARKING PROVIDED: 54 SPACES  
 USEABLE AREA: 2.67 AC.  
 REQUIRED OPEN SPACE: 35% OR 0.93 AC.  
 PROVIDED OPEN SPACE: 36% OR 0.96 AC.  
 MAXIMUM DENSITY: 24 Units/Ac.  
 PROVIDED DENSITY: 10 Units/Ac.  
 FRONT YARD SETBACK: 20'  
 CORNER SIDE YARD SETBACK: 10'  
 INTERIOR SIDE YARD SETBACK: 10'  
 (5' FOR ONE OR TWO FAMILY RESIDENCES)  
 REAR YARD SETBACK: 25'  
 WETLANDS MITIGATED: 1,870 SF



## CONCEPT PLAN

WIDGEON POINT  
 NORFOLK, VIRGINIA



## Inter Department Correspondence Sheet

TO: ..... City Manager .....

FROM: ..... City Planning Commission .....

COPIES TO: .....

SUBJECT: ..... Application for a Change of Zoning (9 P.H. 25 May 2006) .....

### PART 1: APPLICATION DESCRIPTION:

Nature of Application:

- |                                   |   |
|-----------------------------------|---|
| <b>a. Amend the General Plan:</b> | From commercial/office to medium density residential  |
| <b>b. Change of Zoning:</b>       | From C-2 (Corridor Commercial) to conditional R-11 (Moderate Density Multiple-Family Residential) |

Location: 851-859 Norview Avenue (Map 1)

Applicant: George Powell

Property owner: Tom Arney

Description of proposed use:

This 4.2 acre site was previously used as an automobile storage facility and a landscaping business.

The applicant is proposing to redevelop 3.05 acres of the site three, two-story, townhouse-style buildings containing 27 condominium units. Parking will be provided in front of the units. A total of 54 parking spaces will be provided.

The site will be accessed by two driveways from Norview Avenue.

Conditions proffered by the applicant:

The applicant has proffered the following conditions to ensure the use of the property will be compatible with the surrounding land uses:

1. The site will be developed generally in conformance with the attached site plan and attached elevation.
2. The maximum number of condominium units shall be 27.
3. The portion of the property abutting Norview Avenue encompassing the entrances shall be landscaped and or bermed in a manner exceeding Chapter 17, Landscaping and buffers.

Description of existing land use pattern:

This site is zoned C-2 (Corridor Commercial) and was formerly used as an automobile storage lot and a landscape business.

To the north of the site the Greenhill Farms neighborhood which is developed with single-family homes. Directly to the north of the site is an I-1 (Limited Industrial) District which is developed with a car related business.

To the east and northeast are the Sewells Gardens, Norfolk Gardens and Norview residential neighborhoods which are generally developed with single-family homes.

To the south is the Lafayette River. The property is bounded on the west by a railway.

## **PART 2: ANALYSIS/EVALUATION:**

Prior Zoning History:

In October of 2005 this applicant is proposed to redevelop 3.05 acres of the site with a four-story, horse shoe-shaped building containing 51 condominium units. Parking was to be provided in front of the building and underneath the building. A total of 113 parking spaces were proposed. The application was withdrawn.

Neighborhood Impact:

The site is a large commercially zoned site located adjacent to a railroad track to the west and the Lafayette River to the south. The use of the site for residential would be considered a reduction in intensity and would be a more appropriate use than the current commercial use of the site.



#### General Plan Impact:

The applicant has filed an application to change the land use classification of the General Plan for this site from commercial/office to medium density residential. If approved, the request would be in conformance with the General Plan.

#### Zoning Impact:

As shown on Map 1, the site is located in a C-2 (Corridor Commercial) District. For the site to be used for multiple-family residential, it would have to meet the general standards for residential districts in Section 4-1 of the Zoning Ordinance and the specific standards for the Moderate Density Multiple-Family (R-11) in Section 4-11.

### **PART 3: RECOMMENDATION:**

Planning Commission unanimously recommends (by a 7 to 0 vote) that the proposed rezoning be approved subject to the conditions. Although located near the Greenhill Farms, Sewells Gardens, Norfolk Gardens and Norview neighborhoods, this site is fairly isolated. A railway line and an overpass abut the site on the west and the site is bounded on the south by the Lafayette River.

The site is currently zoned C-2 (Corridor Commercial) which would allow the site to be used for a range of commercial uses. The proposed rezoning to residential would permit a 51 unit condominium development in accordance with the proffered conditions. The use of the site for residential instead of commercial would be less intense and should not negatively impact the neighborhood:

- 1) The site shall be developed in conformity with the site plan set forth in "Exhibit A," attached hereto. The attached site plan may, at the request of the Department of Planning, be required to be revised during the site plan approval process so as to comply with applicable regulations.
- 2) The maximum number of condominium units shall be 27.
- 3) The portion of the property abutting Norview Avenue and surrounding the entrances shall be bermed and/or landscaped in conformity with Chapter 17 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Landscaping and Buffers."

**MAPS:**

1. Location and Zoning
2. Site
3. Site Plan

**Property Description:**

Property extending 335 feet, more or less, along the southern line of Norview Avenue beginning 331 feet, more or less, from the western line of Norview Arch and extending westwardly; premises numbered 851 and 859 Norview Avenue.

**Proponents:**

Andrew Yancey  
630 North Witchduck Road  
Virginia Beach, VA 23462

George Powell  
630 North Witchduck Road  
Virginia Beach, VA 23462

**Opponents:**

None



Stanley Stein  
Acting Executive Secretary

Attachments

1. LOCATION AND ZONING  
REZONING AND GENERAL PLAN AMENDMENT

**GEORGE POWELL  
851-859 NORVIEW AVENUE**



Planning Commission Public Hearing

May 25, 2006

Application 9

 Location

2. SITE

REZONING AND GENERAL PLAN AMENDMENT

**GEORGE POWELL  
851-859 NORVIEW AVENUE**



Planning Commission Public Hearing

May 25, 2006

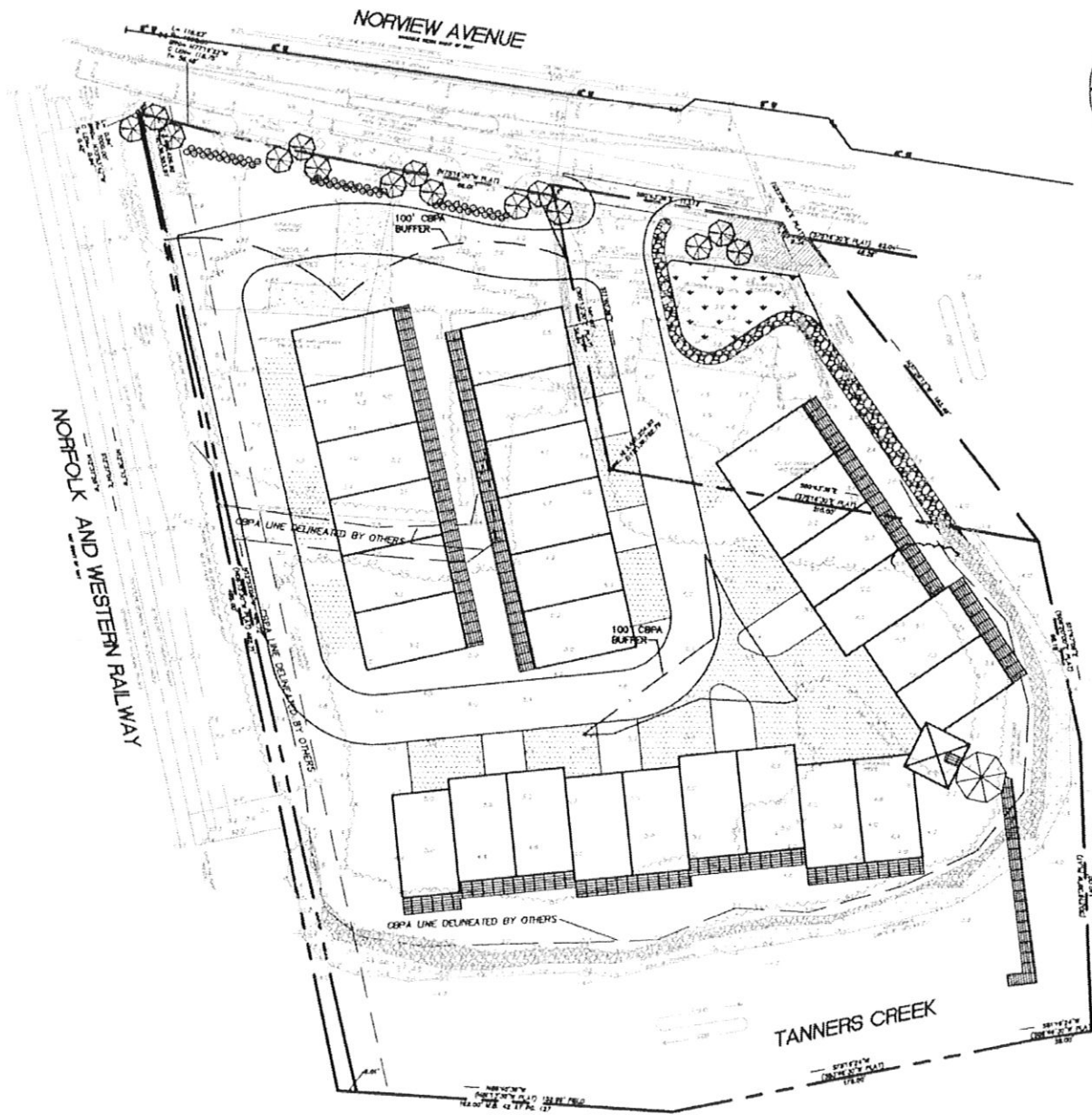
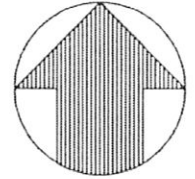
Application 9

■ Location

3. SITE PLAN

REZONING AND GENERAL PLAN AMENDMENT

GEORGE POWELL  
851-859 NORVIEW AVENUE



Planning Commission Public Hearing

May 25, 2006

Application 9



Location